

Site Development Data:

Acreage: ± 1.63 acres
Tax Parcel #: 187-071-16 & 187-071-19
Existing Zoning: R-3
Proposed Zoning: UR-2(CD)
Existing Use: Single-Family
Proposed Uses: Townhomes
Height: 3 Stories, not to exceed 40'
Density: 6.13 DUA

General Provisions:

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Canopy CLT ("Petitioner") to accommodate up to ten (10) townhomes on an approximately 1.63 acre site located along Providence Road between Creola Road and Jefferson Drive (the "Site"). The Site is comprised of Tax Parcel Numbers 187-071-16 & 187-071-19.
- Development of the Site shall be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

- Permitted Uses and Maximum Development:**
- The Site may be developed with up to ten (10) attached residential dwelling units, together with accessory uses allowed in the UR-2 zoning district.

- Transportation:**
- Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
 - As depicted on the Rezoning Plan, the Site will be served by a private street.
 - The Petitioner shall dedicate all or right-of-way along Providence Road measured from the road centerline as generally depicted on the Rezoning Plan.
 - The Petitioner will provide a 14 foot planting strip and a six (6) foot sidewalk along the Site's frontage on Providence Road as generally depicted on the Rezoning Plan. The additional planting strip shall allow for future City of Charlotte sidewalk widening to a 12 foot multi-use path.
 - The Petitioner shall provide a minimum 11 foot travel lane and construct 2.5' curb and gutter, as measured from the centerline, along Creola Road.
 - The Petitioner shall provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on Creola Road as generally depicted on the Rezoning Plan.
 - The Petitioner shall agree to install a minimum of ten (10) additional parking spaces as generally depicted on the Rezoning Plan. Spaces may be covered.
 - Pedestrian connections shall be provided to public sidewalks within public rights-of-way. Final placement of connection points is subject to modifications during the Land Development review process.
 - Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
 - All transportation improvements shall be approved and constructed before the site's first building certificate of occupancy is issued.

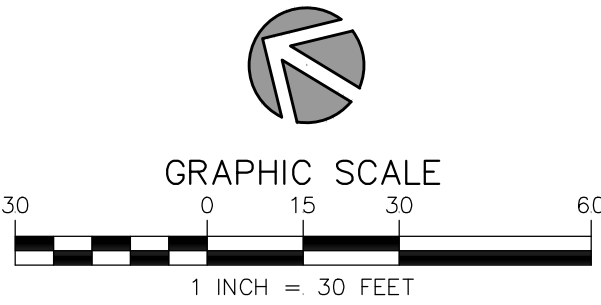
- Architectural Standards:**
- The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), EIFS or wood.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
 - Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
 - Facade articulation or variation will be utilized to differentiate townhome units within each building. All front facades will vary with accent siding both horizontally and vertically.

- Streetscape and Landscaping:**
- A setback at the future right of way and a build to line of 25', as measured from the existing back of curb, shall be provided along Providence Road. A setback of 14' and a build to line of 45', as measured from the future back of curb, shall be provided along Creola Road.
 - The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
 - The Petitioner shall comply with the Charlotte Tree Ordinance.
 - The Petitioner shall agree to preserve 15% of the total site area as Tree Save Area as generally depicted on the Rezoning Plan. Final location(s) of Tree Save Area to be determined during Land Development permitting.
 - The Petitioner shall agree to include a 10' Landscape Area, with planting standards that follow the Type C buffer, along boundaries as generally depicted on the Rezoning Plan. Existing vegetation that is able to be preserved will satisfy this requirement.

- Environmental Features:**
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
 - The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
 - The Petitioner Shall review the adequacy of existing stormwater conveyances across adjoining parcels receiving stormwater discharge from the site.

- Lighting:**
- All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the internal driveways, sidewalks, courtyards, and landscape accent lighting.
 - Decorative pedestrian scale lights may be provided within the Site.
 - The Petitioner shall make a good faith effort to investigate replacing existing street lights along controlled section of Providence Road and Creola Road to LED light bulbs.

- Signage:**
- Reserved.
- Amendments to Rezoning Plan:**
- Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
 - Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.
- Binding Effect of the Rezoning Documents and Definitions:**
- If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



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COBALTDDBS
A CANOPY COMPANY

Bishop's Court

Rezoning Site Plan

Providence Road Charlotte, NC

NO.	DATE	BY:	REVISONS:	PER CITY COMMENTS
1	01.13.20	UDP	UDP	PER CITY COMMENTS
2	02.10.20	UDP	UDP	PER CITY COMMENTS

Project No: 19-162
Date: 10.30.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0